



# 16 Bellevue Court

DUNBAR, EH42 1YR

Property  
**PARIS STEELE**

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## PROPERTY DESCRIPTION

Situated on the ground floor of the highly sought-after McCarthy and Stone retirement development in Dunbar, this generously proportioned and well-presented one-bedroom apartment offers secure and comfortable living.

Enjoying access to landscaped grounds and residents' parking, the light-filled property welcomes you with a carpeted hallway equipped with useful storage. From there, you move through into a spacious sitting room opening onto a charming private patio. Adorned with carpeting, a neutral colour palette, and an electric fireplace it is warm and inviting. Glazed French doors then lead into a compact yet thoughtfully laid-out modern kitchen with oak-effect wall and floor units, a tiled splashback, and grey quartz-effect worktops. Integrated AEG appliances include an induction hob, extractor hood, and eye-level oven. The light and airy double bedroom allows for a variety of furniture configurations and features built-in mirrored wardrobes. Completing the accommodation is a well-appointed shower room with a WC, washbasin built into vanity, towel

radiator, and handrails for added convenience.

**Additional Information:** The property is factored by First Port for an approximate annual fee of £2900, which includes 24-hour careline alarm system, garden upkeep, external window cleaning, maintenance of all communal grounds, communal lifts and block buildings insurance. Single occupancy owner must be 60+ years. Further owners must be no younger than 55+ years.

## FIXTURES & FITTINGS

All fitted floor coverings, light fixtures, curtains, integrated appliances inclusive of eye level oven/grill, hob, extractor fan, and fridge will be included in the sale. Furniture may be available by separate negotiation.





## PROPERTY FEATURES

- ❑ One-bedroom retirement apartment
- ❑ Bright and spacious sitting room leading to patio
- ❑ Well equipped kitchen
- ❑ Light and airy double bedroom
- ❑ Shower room
- ❑ Electric heating
- ❑ Double glazing
- ❑ Careline alarm system
- ❑ Residents lounge and guest suite
- ❑ EPC - B
- ❑ Council tax band - C
- ❑ Annual Service Charge - £2900

## DUNBAR

Thirty miles east of Edinburgh, Dunbar is a picturesque, friendly, and historic East Lothian coastal town.

The award-winning high street is perfect for daily shopping needs and boasts an array of independent retailers, galleries, cafès, restaurants, bars, and convenience stores along with a post office, chemists, and opticians. On the outskirts of town is a large ASDA supermarket and garden centre.

For recreational pursuits, the town has a popular leisure centre complete with a swimming pool and fitness classes. There are of course wonderful coastline and countryside walks to enjoy as well as access to the John Muir Country Park and two acclaimed golf courses. East Links Family Park and Foxlake Adventures are fantastic destinations for all ages.

Dunbar Train Station provides swift links to Edinburgh and there is convenient access to the A1 making it easy to commute by car.

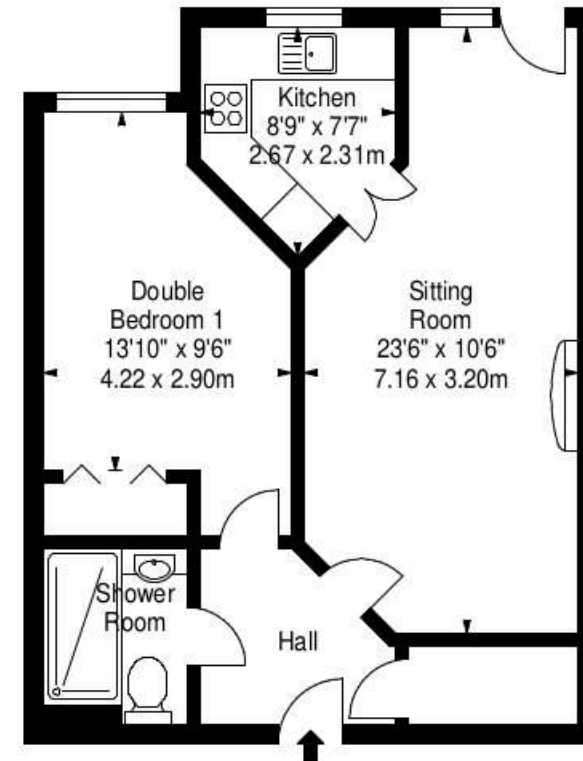




**Bellevue Court,  
Queens Road,  
Dunbar,  
East Lothian, EH42 1YR**



Approx. Gross Internal Area  
529 Sq Ft - 49.14 Sq M  
For identification only. Not to scale.  
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Ground Floor

## PARIS STEELE

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**PARIS STEELE** Property

### Please Note:

1. While the foregoing particulars are believed to be correct, no warranty is given as to their accuracy, and it will be for the intending purchasers to satisfy themselves on these matters prior to the conclusion of missives. All sizes are approximate.
2. The Home Report and more information for this property is available from [www.parissteele.com](http://www.parissteele.com)
3. Interested parties are advised to have their interest noted with the Selling Agents so that they may be advised of any closing date. The seller will not be bound to accept the highest or any offer submitted at a closing date. Please submit offers by email to [property@parissteele.com](mailto:property@parissteele.com) or by post to: Paris Steele, 35 Westgate, North Berwick, EH39 4AG.
4. From 1st February 2022, residential properties in Scotland are required by law to have a system of interlinked smoke alarms, carbon dioxide detectors and heat detectors installed. No warranty is given by the Seller on compliance with this legislation and the Seller does not warrant the condition of any systems or appliances of a working nature included in the price.

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